

Rec'd for Record Aug-20 1979 At 11 O'clk A M Same Day Recorded & Ex'd per Charles C. Keller, CLK

DEED OF TRUST

THIS DEED OF TRUST is made as of this 17 day of August, 1979, by RMT ASSOCIATES, a Virginia general partnership, P.O. Box 478, Hagerstown, Maryland 21740 (hereinafter referred to as the "Grantor"), and David C. Marks and James Lambdin, c/o The First National Bank of Maryland, 25 S. Charles Street, Baltimore, Maryland 21202, as Trustees (hereinafter referred to as the "Trustees").

WHEREAS, simultaneously with the execution and delivery of this Deed of Trust, the Grantor has borrowed from The First National Bank of Maryland, a national banking association duly organized under the banking laws of the United States, having its principal office at 25 S. Charles Street, Baltimore, Maryland 21202 (hereinafter sometimes referred to as the "Bank"), the full sum of Six Hundred Fifty Thousand Dollars (\$650,000.00) to be disbursed pursuant to the terms of a Building Loan Agreement of even date; and

WHEREAS, to evidence the terms of repayment of the said loan with interest, Grantor has executed and delivered to the Bank its promissory note (hereinafter sometimes referred to as the "Note"), of even date herewith (the Bank, its successors or assigns, or any other person who may at any time or from time to time be holder of the Note is hereinafter sometimes referred to as the "Beneficiary"); and

WHEREAS, it has been agreed that the repayment of the said loan with interest, according to the terms of the Note and any extensions or renewals thereof, and future advances, as well as the performance of the other covenants, terms and conditions herein, should be secured by the execution of this Deed of Trust, which also shall secure payment by the Grantor of all costs and expenses incurred in respect to the said loan, including reasonable attorney fees as is hereinafter provided.

NOW, THEREFORE, THIS DEED OF TRUST WITNESSETH, that the Grantor, in consideration of the premises and the sum of One Dollar (\$1.00) lawful money of the United States of America, to it in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the Trustees, the survivors or survivor of them and their or his successors or successor in the trust: ALL that parcel of land situate in Frederick County, State of Maryland, and described more particularly in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Land").

TOGETHER with all right, title and interest of the Grantor, including any after-acquired title or reversion, in and to the beds of the ways, streets, avenues and alleys adjoining the Land.

TOGETHER with all and singular the rights, alleys, ways, tenements, hereditaments, easements, appurtenances, passages, waters, water rights, water courses, riparian rights, liberties, advantages, accessions and privileges now or hereafter appertaining to the Property (as hereinafter defined) or any part thereof, including, but not limited to, any homestead or other claim at law or in equity, the reversion or reversions, remainder or remainders thereof, and also all the estate, property, claim, right, title or interest now owned or hereafter acquired by the Grantor in or to the Property (as hereinafter defined) or any part thereof.